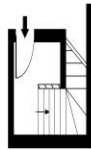
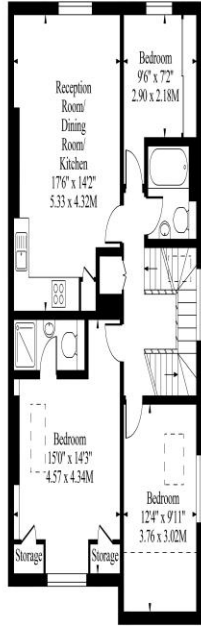


3 Bedroom
The Avenue
Queens Park NW6

- Fantastic location
- Fully intergrated modern kitchen
- Hardwood flooring
- Door entryphone

Asking price of £600,000
LH+ShareFH

The Avenue NW6



Top Floor Flat

Approx. Gross Internal Area 886 Sq Ft - 82.31 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale. www.homephotography.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

A STUNNING top floor apartment with BREATHTAKING VIEWS looking south towards Central London is this BRIGHT and SPACIOUS three-bedroom two-bathroom conversion located within an easy walk of QUEENS PARK. This immaculate home features a large open plan reception room with fitted kitchen master bedroom with en-suite shower room and useful storage space throughout.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.